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February 12, 2015

**CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)**

1. Title; Project Number(s); Environmental Log Number:

Newland Sierra; PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001,
PDS2015-TM-5597

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

3. a. Contact Mark Slovick, Project Manager
b. Phone number: (858) 495-5172
c. E-mail: mark.slovick@sdcounty.ca.gov

4. Project location:

The project site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road (County Road S 12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site traversed by Twin Oaks Valley Road. Gopher Canyon Road is located approximately one mile north of the site. The project is located in the Twin Oaks Valley Community of the North County Metropolitan Subregional Plan area in the southern portion and the Bonsall Community Planning area in the northern portion of the site within the unincorporated area of San Diego County (Figures 1 and 2).

5. Project Applicant name and address:

Rita Brandin, Newland Sierra, LLC
9820 Towne Centre Drive, Suite 100
San Diego, CA 92121

6. General Plan
Community Plan: North County Metro Subregional Plan
Land Use Designation: Rural Lands 20 (RL-20), General Commercial (C-1),
Office Professional (C-2), and Semi-Rural 10 (SR-10).
Density: RL-20: 1 du/20 acres; C-1: N/A; C-2: N/A; SR-10: 1
du/10 or 20 acres
Floor Area Ratio (FAR) RL-20: N/A; C-1: 0.45 or 0.70; C-2: 0.45 or 0.80; SR-
10: N/A
7. Zoning
Use Regulation: General Commercial (C36), Office Professional (C30),
Rural Residential (RR), Limited Agricultural (A70),
Extractive (S82), and General Rural (S92).

Minimum Lot Size: C36: 30,000-40,000 sq. ft.; C30: 6,000 sq. ft.; RR:
2ac./6,000 sq. ft.; A70: 4 acres; S82: 20 acres; S92: 4
acres.
Special Area Regulation: B (Community Design Review Area) and D (Design
Review)
8. Description of project:

The project site is comprised of 51 parcels and approximately 1,985 acres and would include the development of a new master planned community consisting of 2,135 dwelling units (1.08 dwelling units per acre (du/ac)), 81,000 square feet of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would include approximately 4.7 miles of bike lanes, an extensive trail system including: 7.1 miles of multi-use pathways along the main road; 8.7 miles of internal pathways and trails within neighborhoods; two miles of multi-purpose trails through the open space area; and, 1.3 miles of secondary trails through the open space area. The project site is generally located north of Deer Springs Road, I-15 on the east, and Twin Oaks Valley Road on the west, in the Bonsall Community Plan area and North County Metropolitan Subregional Plan area within the communities of Twin Oaks Valley and Hidden Meadows. The majority of the project site is located in the community of Twin Oaks Valley. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, and Tentative Map.

The proposed General Plan Amendment would change the existing Rural Regional Category to Semi-Rural and adjust the boundaries of the existing Village Regional Category. The existing Rural Lands (RL-20), Office Professional (C-2), and General Commercial (C-1) is proposed to be changed to Open Space-Conservation (OS-C), Semi-Rural 1 (SR-1) and Village Core Mixed Use (C-5). The existing Semi-Rural 10 (SR-10) would remain over the portion of the site that is located along Sarver Lane. The existing zoning on the project site is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92). The proposed zoning would include General Commercial/Residential (C34), Single Family Residential (RS), Limited Agricultural (A70), and Open Space Use

Regulations (S80). The project site contains portions along I-15 that are subject to the "B" Special Area Regulation for Community Design Review Area Regulations pursuant to the I-15 Scenic Preservation Guidelines. The project site is also subject to an existing "D" Special Area Regulation for Design Review.

The project would consist of seven planning areas. The Town Center would be located off Deer Springs Road in the southeastern corner of the project site. The Town Center would include 81,000 square feet of commercial retail space, 95 townhomes, a six-acre charter school site and approximately 5.7 acres of parks. The Terraces planning area would be located north of the Town Center on the west side of the proposed entry road. This planning area would contain a total of 458 dwelling units. The Valley planning area would be located northwest of the Terraces and would contain 505 dwelling units and approximately 12.5 acres of parks. The Hillside planning area is located north of the Terraces, east of the main entry road and would contain 241 dwelling units and approximately 2.3 acres of parks. The Knoll planning area would be located south of the Summit, north of the Valley planning area and would contain 360 dwelling units and approximately 10.3 acres of parks. The Mesa planning area is located north of the Hillside and would contain 325 dwelling units and approximately 3.8 acres of parks. The Summit planning area would be located in the northernmost area of the project site and would contain 151 dwelling units and approximately 2.0 acres of parks (Figure 3).

The project would include options for Deer Springs Road as follows:

Option A would be to downgrade the Mobility Element classification through a General Plan Amendment from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). The segment of Deer Springs Road between Sarver Lane and Mesa Rock Road would be classified as a 2.1B Community Collector and the segments south of Sarver Lane and east of Mesa Rock Road would be classified as a 4.1A Major Road.

Option B would not change the current 6.2 Prime Arterial (6-lane) Mobility Element classification of Deer Springs Road. Under this option, the segment of Deer Springs Road from I-15 to 1,500 feet west of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane), but would be graded to the ultimate 6-lane configuration. The segment of Deer Springs Road south of Sarver Lane would also be constructed as a 4.1A Major Road, but grading would not be to the ultimate 6-lane configuration.

Access to the project site would be provided by two main access points along Deer Springs Road. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. Another main access point would be provided at Sarver Lane that would be signalized and would include one northbound lane and two southbound lanes. An additional access point would be provided at Camino Mayor off of Twin Oaks Valley Road. A Project Study Report (PSR) is being prepared for the I-15 interchange in coordination with the California Department of Transportation (Caltrans). The alternatives for the I-15 interchange include southbound hook ramps at Mesa Rock Road south of Deer Springs Road, an eastbound to northbound loop ramp, a

roundabout at the southbound ramps/Mesa Rock Road, and other potential configurations.

The project is located within the Vallecitos Water District (VWD) for water and sewer service. Imported water and sewer service would be provided by the VWD. The extension of sewer and water utilities would be required by the project. Natural gas and electricity in the project area are provided by the San Diego Gas & Electric Company (SDGE). The project would require the extension of natural gas and electricity utilities to the project site.

Earthwork is estimated to consist of 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may be required, but would depend on the results of the Environmental Impact Report (EIR) and technical analysis.

Construction of the project is anticipated to occur in three phases over a five to ten year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities and infrastructure. Infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need.

The project includes approximately 4.7 miles of bike lanes, and extensive trail system including: seven miles of multi-use trails along the main road; 6.7 miles of internal trails within neighborhoods; 2.8 miles of multi-purpose trails through the open space area; and 0.5 miles of secondary trails through the open space area.

Some highly visible slopes would be planted with productive wine grape vineyards. These vineyards would include a variety of drought-tolerant grape species that thrive in the local climate.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is primarily undeveloped. A number of dirt roads and trails provide access to each parcel and service roads for existing water infrastructure traverse the project site. An abandoned quarry is located in the northwest portion of the project site fronting Twin Oaks Valley Road and an abandoned private landing strip is located in the north central portion of the project site.

In a regional context, the project site is located in northern unincorporated San Diego County, approximately 40 miles from downtown San Diego, 20 miles east of the Pacific Ocean and the site is within 5,000 feet of the cities of Escondido and San Marcos to the south, and within 7,500 feet of the City of Vista to the west.

The project site is located within the northern portion of the Merriam Mountains, a narrow chain of low mountains generally running north-south with a variety of east-west trending ridgelines and scattered peaks. Merriam Mountains are approximately 8.5 miles long. The project site is situated on approximately three miles of the northern portion of the Merriam Mountains. Much of the northern two-thirds of the Merriam

Mountains are undeveloped. The San Marcos Mountains are located northwest of the project site. The San Marcos Mountains are largely undeveloped. The project site is located within the draft North County Multiple Species Conservation Program (NCMSCP).

Surrounding land uses to the north, west, and south of the project site include large-lot, single-family residential development and agricultural uses. Many of the prominent ridges surrounding the project site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows are located to the east of the project site across I-15. South of the project site is a mobile home park, the Golden Door Spa and Resort, and estate development along the border of the City of San Marcos and the unincorporated portion of the County of San Diego. To the north and west along Twin Oaks Valley Road, the City of Oceanside Wastewater Department has an operation on 180 acres and there is a large sand and gravel mining operation.

Large granodiorite outcroppings and pinnacles are common throughout the region and the project site. The project site contains undeveloped steep slopes and rock outcroppings that are visually prominent from the I-15 corridor. The South Fork of Moosa Canyon, the valley occupied by the I-15, runs from the northern to northeastern area of the project site. This area is a tributary to the San Luis Rey River (to the north) through the South Fork of Gopher Canyon. The San Luis Rey River is a riparian corridor containing extensive woodland vegetation, as well as rare and protected species. A portion of the project site also drains towards the San Marcos Creek and southwest towards Batiquitos Lagoon.

The project is located in two separate watersheds: the San Luis Rey and Carlsbad watersheds. The eastern and northern portions of the project site are located within the San Luis Rey watershed. The southern portion is located in the Carlsbad watershed. The project lies in the Moosa Hydrologic, Bonsall Hydrologic, and Twin Oaks Hydrologic subareas.

Topography on the project site is composed of hills and valleys dominated by rock outcroppings with moderate to steeply sloping terrain. Elevation ranges from approximately 660 feet above mean sea level (AMSL) near the northwestern limits at Twin Oaks Valley Road to approximately 1,750 feet AMSL in the west central portion of the project site. Approximately 52 percent of the project site contains Resource Protection Ordinance (RPO)-defined steep slope lands. Prominent, generally east-west trending ridgelines divide the site into five separate drainage basins.

Vegetation on the project site consists of large blocks of Southern Mixed Chaparral with limited patches of Diegan Coastal Sage Scrub, Live Oak Woodlands, and Southern Willow Scrub. Two well-developed riparian areas exist on the project site: one is west of I-15, draining into the south fork of Moosa Canyon and one is in the South Fork of Gopher Canyon, between the Merriam Mountains and the San Marcos Mountains.

10. Other public agencies whose approval is required (e.g., permits, financing approval, participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Boundary Adjustment	County of San Diego
General Plan Amendment	County of San Diego
Habitat Loss Permit	County of San Diego
Landscape Plans	County of San Diego
Rezone	County of San Diego
Road Opening	County of San Diego
Site Plan	County of San Diego
Specific Plan	County of San Diego
Tentative Map	County of San Diego
County Right-of-Way Permits Construction Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
State Highway Encroachment Permit	CalTrans
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1602 – Streambed Alteration Agreement	CA Department of Fish and Wildlife (CDFW)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Water District Approval	Vallecitos Water District
Sewer District Approval	Vallecitos Water District
Fire District Approval	Deer Springs Fire Protection District and San Diego County Fire Authority
School District Approval	San Marcos Unified, Escondido Union, and Escondido Union High School District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input checked="" type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input checked="" type="checkbox"/> <u>Geology & Soils</u> |
| <input checked="" type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input checked="" type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input checked="" type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input checked="" type="checkbox"/> <u>Land Use & Planning</u> | <input checked="" type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> |
| <input checked="" type="checkbox"/> <u>Population & Housing</u> | <input checked="" type="checkbox"/> <u>Public Services</u> | <input checked="" type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> | <input checked="" type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Signature

Darin Neufeld

Printed Name

February 12, 2015

Date

Land Use/Environmental Planner III

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

For purposes of this analysis, a scenic vista is a focal or panoramic view from a particular location or along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen from a scenic vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the view from the vista. Determining the level of impact to a scenic vista requires analyzing the changes to individual visual resources and also to the scenic vista as a whole.

Potentially Significant Impact: The project site is located north of Deer Springs Road, west of I-15, and east of Twin Oaks Valley Road within the communities of Twin Oaks and Hidden Meadows. Portions of the project site are visible from the following roadways: I-15, Deer Springs Road, Twin Oaks Valley Road, Mountain Meadow Road, North Centre City Parkway, and Champagne Boulevard. The interior of the project site is not generally visible from public roadways due to steep topography and tall peaks and ridgelines on the exterior of the project site that limit views to the interior. Private views to the project site are available from scattered residences located immediately adjacent to the southern and western borders of the project site, private undeveloped property in the San Marcos Mountains west of the project site, scattered residences located east of I-15 in the westernmost portion of the Hidden Meadows community, scattered residences located approximately 0.5 mile north of the site, and the Lawrence Welk Resort located east of I-15. In general, views into the interior of the project site are available to a limited number of private viewers that are located at similar or greater elevations as the project site.

A detailed visual analysis will be included in the EIR to determine if the proposed development would have significant impacts to a scenic vista. Based on preliminary analysis, although implementation of the project would change the visual character of the project site from vacant, vegetated mountains with some areas of disturbance, to a planned community with manufactured slopes, landscaping, and approximately 1,202 acres of open space, there are no designated scenic vistas near the project site. In addition, project development is not anticipated to substantially obstruct or interrupt from a valued focal or panoramic vista along highways and/or roads in the local area. Views to the project site from nearby public roads would be made in passing by motorists and with the exception of views from northbound I-15 and Old Highway 395/North Centre City Parkway at Deer Springs Road, westbound Deer Springs Road at I-15, and from a short, higher elevation segment of Mountain Meadow Road, views to the project site would generally be limited to exterior project elements. As viewed from

the highways and roads listed above, the project would not substantially block or detract from an existing focal or panoramic vista.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: The portion of I-15 north of State Route 76 (SR-76) to the Riverside County line is eligible for designation under the State Scenic Highways program. However, this portion is located approximately 10 miles north of the project site. Therefore, the proposed project would not have any substantial adverse effect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Visual character is the subjective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture and is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Potentially Significant Impact: The proposed project would change the project site from primarily undeveloped and vegetated with large blocks of Southern Mixed Chaparral with limited patches of Diegan Coastal Sage Scrub, Live Oak Woodlands, and Southern Willow Scrub. Topography on the project site is composed of hills and valleys dominated by rock outcroppings with moderate to steeply sloping terrain. Large granodiorite outcroppings and pinnacles are common throughout the region and the project site. Some of these major visual features would be preserved within 1,202 acres of open space. However, the project has the potential to substantially degrade the existing visual character or quality of the site and its surroundings. Project impacts to visual character and quality on the project site and surrounding area will be further analyzed in the EIR and in a Visual Resources Technical Report. Feasible mitigation measures will be proposed for significant impacts.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project would use outdoor lighting and is located within Zone B as identified by the County of San Diego Light Pollution Code, approximately 19 miles from the Palomar Observatory. However, it would not adversely affect nighttime views or astronomical observations, because the project would conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

As required for Zone B, the proposed project would comply with the Section 59.106 Requirement for Lamp Source and Shielding of the County Light Pollution Code by using fully-shielded, low-pressure sodium lamps or other lamp types of 4,550 lumens and below for outdoor lighting. The project would also comply with the requirements of Section 59.108 of the County Light Pollution Code regarding installation of street lights.

A detailed visual analysis will be included in the EIR to determine if the proposed development would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Approximately 98 percent of the project site contains land designated as Other Land or Urban and Built-up Land according to the State Farmland Mapping and Monitoring Program (FMMP). Approximately 32 acres of land in the south portion of the project site is designated as Farmland of Local Importance. A very small portion of the project site, approximately 3.4 acres or 0.2 percent of the project site, is considered Unique Farmland; however, the land with this designation is associated with existing off-site agricultural operations that encroach into the project site boundary. No agricultural operations currently exist on the project site and the primary agricultural operation areas for these lands are located outside of the project site. An Agricultural Impact Analysis will be prepared and discussed within the context of the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: A portion of the project site is zoned Limited Agriculture (A70), which is considered to be an agricultural zone. Development of residential uses within the A70 zone would not be allowed and the project would require a rezone. The proposed project would change the area zoned A70 to Single Family Residential (RS), except for the area immediately adjacent to Sarver Lane that would retain the A70 zone. The area that would remain in the A70 zone is proposed for a project access road and park space. There would be no residential buildings within this area; therefore, the project would not conflict with this agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. A project Rezone would be required to avoid conflicts with existing zoning for agricultural use. An Agricultural Impact Analysis will be prepared and discussed within the context of the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The introduction of urban uses could result in additional similar development in the surrounding rural area. An agricultural analysis would be required in order to evaluate the conversion of agricultural lands to residential and commercial uses. The project must evaluate the potential impact that could occur to surrounding agricultural properties and operations as a result of the land uses proposed on the project site. An Agricultural Impact Analysis will be prepared and discussed within the context of the EIR to consider land use compatibility of the proposed uses with the viability of ongoing agricultural uses on-site and in the surrounding area.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The proposed project includes a General Plan Amendment and is proposing denser development than densities anticipated in the SANDAG growth projections used in development of the San Diego Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). Operation of the project may result in emissions of ozone precursors that were not considered as a part of the RAQS based on growth projections. As such, the proposed project may conflict with either the RAQS or the SIP. Additional information is required including an analysis of direct, indirect, and cumulative project impacts. An Air Quality Technical Report of project-generated emissions would be prepared and discussed in the EIR. That analysis will address the project's contribution to a cumulative air quality impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The County of San Diego Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (APCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Because APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Potentially Significant Impact: The project proposes a General Plan Amendment and Rezone that would result in a more intense use of the site. The project proposes the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site on 1,985 acres. The project also includes a grading/construction phase that includes approximately 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may also be required. In addition, the vehicle trips generated from the project would result in 27,764 Average Daily Trips (ADTs). The project's potential impacts related to air quality standards and existing or projected air quality violations will be addressed in the EIR and in an Air Quality Technical Report for the project.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Potentially Significant Impact: The project proposes a General Plan Amendment and Rezone that would result in a more intense use of the site. The project includes a grading/construction phase that includes approximately 10,700,000 cubic yards of balanced

cut and fill. Additional off-site improvements may also be required. In addition, the vehicle trips generated from the project would result in 27,764 ADTs. Construction emissions would include emissions associated with Carbon Monoxide (CO), VOCs, NO_x, Sulfur Oxide (SO_x), PM₁₀, and PM_{2.5} from fugitive dust, heavy construction equipment, and construction workers commuting to and from the site. Operational emissions would include emissions associated with CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5} generated by the proposed project that would be associated with traffic accessing the project site, and with area sources such as fireplaces, landscaping, and energy use for the residential and commercial uses. The project's potential impacts, as well as the past, present and future projects within the surrounding area, related to air quality standards and existing or projected air quality violations will be addressed in the EIR and in an Air Quality Technical Report for the project.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors because they house children and the elderly.

Potentially Significant Impact: The project proposes a General Plan Amendment and Rezone that would result in a more intense use of the site. The project would introduce the following new "sensitive receptors" into the project area: a new charter school and 2,135 residential units. In addition, the vehicle trips generated from the project would result in 27,764 ADTs. The project includes a grading/construction phase that includes approximately 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may also be required. Sensitive receptors in the project vicinity have been identified as residential uses along Deer Springs Road, Sarver Lane, and Champagne Boulevard and the new T.E.R.I. Campus of Life, which is located approximately 0.5 mile south of the project site at the Sarver Lane entrance and is anticipated to be completed in fall of 2017. Certain land uses proposed as part of the project would also be considered sensitive receptors (e.g., charter school). The project's potential impacts to sensitive receptors will be addressed in the EIR and in an Air Quality Technical Report for the project, as well as in a Health Risk Assessment to be prepared for the proposed project.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: During construction, diesel equipment operating at the project site may generate some nuisance odors. The project is a residential and commercial

development that could produce objectionable odors; however, they would only be in trace amounts and localized to the immediate surrounding area. The project would comply with the County of San Diego Zoning Ordinance Section 6318, which requires all commercial uses to be operated so as to not emit matter causing unpleasant odors which are perceptible by the average person at the project site boundary. The project's potential impacts related to objectionable odors will be addressed in the EIR and in an Air Quality Technical Report for the project.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project site is included in a core wildlife area, defined as a large block of habitat (typically 500 acres or more) that supports a viable population of multiple wildlife species. Potential project impacts to candidate, sensitive, or special status species will be analyzed in the EIR and a Biological Resources Technical Report. Feasible mitigation measures will be proposed for any potentially significant impacts.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: A variety of vegetation communities have been mapped on site and include chaparral, coastal sage scrub, riparian forest and scrub, freshwater marsh, non-native grassland, and oak woodland. Non-native grasslands serve as important foraging habitats for raptors and other open-field birds. Chaparral serves as important habitat for many sensitive species including birds, reptiles, and small mammals. The riparian habitat on site may serve as breeding areas for obligate riparian species (e.g., least Bell's vireo, southwestern willow flycatchers, or yellow warblers). In addition, research has found that riparian habitat and other vegetation types that provide horizontal cover are desirable features in corridors for cougar. The remaining habitat types, including riparian, provide high habitat diversity and are considered to be high in wildlife value.

Potential project impacts to this habitat will be analyzed in the EIR and a Biological Resources Technical Report. Feasible mitigation measures will be proposed for potentially significant impacts.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: A variety of vegetation communities, some of which may be considered County RPO, have been mapped on site. Potential project impacts to this habitat will be analyzed in the EIR and a Biological Resources Technical Report. Feasible mitigation measures will be proposed for potentially significant impacts.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project site is located within the northern portion of the Merriam Mountains, a narrow chain of low mountains generally running north–south with a variety of east–west trending ridgelines and scattered peaks. The site currently facilitates the movement of small and larger mammals to traverse across to adjacent undeveloped landscapes.

The proposed project open space design consists of two large continuous blocks of biological resources situated in the northern half, and along the eastern boundary of the project site. There is also a third block of open space in the center of the proposed development that connects the two blocks to the north to open space located east and south of the project site. The total open space area would be approximately 1,202 acres. In addition, dedicating the northern half of the project site as open space would continue to facilitate wildlife movement to Pre-Approved Mitigation Area (PAMA) areas largely situated along the northern and eastern boundaries of the project site. PAMAs are also located along the southern boundary of the project site and open space within developed landscapes would continue to facilitate movements to these areas.

Although open space has been designed to reduce interference with connectivity between blocks of habitat or local/regional wildlife corridor or linkages, the project could substantially interfere with connectivity between blocks of habitat south of the project site. Potential project impacts to wildlife movement will be analyzed in the EIR and a Biological Resources Technical Report.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project is located within the draft North County Multiple Species Conservation Program (NCMSCP) subregional plan. The project would discuss conformance with overall goals and policies of this draft Natural Communities Conservation Plan (NCCP), and may also be required to make the specific findings applicable to issuance of incidental habitat loss permits (HLPs). The project applicant has engaged in hardline negotiations with the County staff as well as the wildlife agencies in a series of discussions, with the desired outcome of agreeing upon a MSCP hardline preserve boundary for the proposed project that contributes substantially to meeting the goals of the draft NCMSCP in the project area. The proposed hardline agreement would establish biological reserve areas consistent with preserve design principles under the NCCP. The proposed hardline agreement would assemble 1,202 acres of habitat into three blocks (providing habitat value for MSCP-covered species), restore existing disturbed habitat areas (dirt roads and trails, rock quarry, airstrip) to functioning natural areas, and protect the biological open space from future encroachment through organized habitat management and land stewardship in perpetuity. The proposed hardline agreement includes a Resource Protection Plan, which would serve as the functional equivalent of the County Resource Protection Ordinance (RPO) for the project. The Resource Protection Plan would be designed specifically for the proposed project and, as it relates to biological resources, would provide assurances and funding for long-term resource protection, management, restoration, and enhancement of the proposed biological open space.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, it has been determined that there are one or more historical resources within the project site. These resources will be further evaluated in the EIR and within a site specific Cultural Resources Report and all necessary mitigation measures will be described.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist it has been determined that there are one or more cultural resources within the project site. These resources will be further evaluated in the EIR and within a site specific Cultural Resources Report and all necessary mitigation measures will be described.

- c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

Potentially Significant Impact: The site may contain unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources. The Merriam Mountains have known geologic characteristics that have the potential to support unique geologic features. The site is designated as moderate for potential for unique geologic features. The EIR will analyze direct and indirect impacts to unique geologic features.

- d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on three geological formations: Quaternary slopewash, Cretaceous granitic rock, and Jurassic-Cretaceous metavolcanic rock. Quaternary slopewash and Jurassic-Cretaceous metavolcanic rock have low sensitivity rating for potential fossils, while Cretaceous granitic rock has no potential. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered.

The project has low potential for containing paleontological resources and would excavate the substratum and/or bedrock below the soil horizons. A monitoring program implemented by the excavation/grading contractor will be required. This issue will be further analyzed and detailed mitigation measures provided in the EIR.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site has been surveyed by a County approved archaeologist, and it has been determined that there is one archaeological resource present that could contain interred human remains. These resources include a prehistoric habitation site, consisting of dark midden, flakes, mano fragments, a large amount of shell, a pictograph, and bedrock milling features. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the project, the County would work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains would be appropriately treated or disposed of, with appropriate dignity, the human remains and any items associated with native American burials with the appropriate native Americans as identified by the NAHC.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site is located within the seismically active Southern California region. However, the project is not located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. The nearest known active regional fault is the Elsinore-Julian Fault. The closest projected trace for this fault zone is located approximately 13 miles east of the project site. Therefore, there would be a less than significant impact from the exposure of people or structures to a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site is located within the seismically active Southern California region. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County of San Diego Building Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The earth materials encountered throughout the project site consist of undocumented fill, topsoil/colluvium, alluvium, Quaternary slopewash, possible Quaternary landslide deposits, Cretaceous granitic rock, and Jurassic-Cretaceous rock. Saturated alluvium soils within the project site have the potential to result in liquefaction. Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is generally 50 feet or less below the surface. When these sediments are shaken during an earthquake, a sudden increase in pore water pressure causes the soils to lose strength and behave as a liquid. The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. However, areas proposed for grading/development on alluvium soils could result in liquefaction.

iv. Landslides?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is not located within a state- or county-defined landslide hazard zone. However, natural slopes on site are subject to surficial instability, as indicated by the presence of slopewash deposits, source area scars, and perched granitic boulder outcrops. Such areas are of particular significance when located above and immediately adjacent to proposed development. Therefore, the project has the potential to expose people or structures to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The potential for erosion would increase during construction activities as a result of vehicles and heavy equipment accelerating the erosion process. Exposed soil surface may be susceptible to wind or water erosion. Wind erosion could occur on bare soils or where vehicles and equipment cause dust. The project would be required to reduce its erosion impacts by:

1. The project will prepare a Stormwater Management Plan that will include Best Management Practices to ensure sediment does not erode from the project site.
2. The project would be required to comply with the County of San Diego Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project involves 10,700,000 cubic yards of grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

Granitic rock outcrops are located across the majority of the project site. During a significant seismic event, the potential exists for isolated rockfalls to occur on the project site. Development could occur below natural steep slope areas with granitic boulder outcrops where there is a potential for isolated rockfalls to occur during a significant seismic event. Therefore, the project could result in a collapse, or rockfall, hazard.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The following soil formations on the project site include expansive properties. The topsoil/colluvium consists of damp to moist, loose to medium dense soils. All existing undocumented fills located on the project site are considered potentially compressible and unsuitable for development in their present state. Alluvium is also considered potentially compressible and would need to be removed to competent bedrock material in areas of proposed development. Quaternary slopewash deposits are medium dense to dense but are still locally porous and potentially compressible. Therefore, the topsoil/colluvium, undocumented fill, alluvium, and Quaternary slopewash formational materials are porous and/or potentially compressible in their present state. However, the project would not have significant impacts because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project would rely on public water and sewer for the disposal of wastewater from the Vallecitos Water District. No septic tanks or alternative wastewater disposal systems are proposed.

VII. GREENHOUSE GAS EMISSIONS – Would the project

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS), which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, would be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted various GHG related goals and policies in the General Plan.

It should be noted that an individual project's GHG emissions would generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however, an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

GHG emissions associated with the project will be quantified and analyzed with respect to appropriate significance thresholds in the EIR and a Greenhouse Gas Emissions Technical Report. Feasible mitigation measures will be proposed for potentially significant impacts.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: See the response to a) above. GHG emissions from the proposed project would be quantified and analyzed with respect to potential conflicts with applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions in the EIR and within a Greenhouse Gas Emissions Technical Report. Feasible mitigation measures will be proposed for potentially significant impacts.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site, which involves the temporary and permanent use and storage of hazardous materials. Petroleum products, such as vehicle equipment fuel, may be transported and stored at the project site during construction, and chemicals, oil, paint, and solvents would be used during construction and operation of the project. Herbicides may be used prior to grading and during operation of the project to clear and maintain vegetation and fertilizers may also be used to maintain vegetation and landscaping. All storage, handling, transport, emission and disposal of hazardous substances would be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The County of San Diego Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory,

hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

The project proposes to demolish structures on site that were constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the U.S. Environmental Protection Agency (USEPA), the California Environmental Protection Agency (CalEPA), and the California Division of Occupational Safety and Health (CalOSHA). Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, the project would be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition or renovation activities.

Previously conducted Phase I Environmental Site Assessments (ESA) for the project site indicates historical agricultural operations that may contain hazardous residue from pesticides. The potential presence of these hazardous materials could adversely affect future residents through exposure and could result in the accidental release of organochlorine into the environment during the removal of structures or grading during construction. This would result in a potentially significant impact. Lead shot was evaluated and determined to have impacted the soil in the area of spent shotgun shells northeast of the existing abandoned private airstrip. This hazardous material could be released into the environment and is considered a significant impact. Additionally, it is possible that unknown contamination or buried hazardous materials could be encountered during site grading.

Hazards associated with the project will be analyzed in the EIR and a project Phase I ESA.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes a six-acre charter school and proposes the temporary storage and handling of hazardous substances. Please refer to response a) above.

CEQA Guidelines Section 15186 establish a special requirement for certain school projects, as well as certain projects near schools, to ensure that potential health impacts resulting from exposure to hazardous materials, wastes, and substances would be carefully analyzed. When the project involves the purchase of a school site or the construction of a secondary or elementary school by a school district, the EIR must disclose:

1. Any sites of current or former hazardous waste disposal and their status
2. Records of any hazardous substance releases
3. Any buried or above ground pipelines which carry hazardous substances.

The County of San Diego Board of Education would approve a school's charter for the project. According to the California Education Code, Title 1, Division 1, Part 10 (School Bonds), Article 12 (Charter Schools), Section 17078.54, charter schools shall meet all the requirements regarding public school construction, including toxic substance review. The project EIR and Phase I ESA will analyze impacts from hazardous substances on schools.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Based on a previous Phase I ESA and regulatory database search, the project site contains recognized environmental conditions (RECs): contamination from lead shot, potential pesticides, lead-based paint, and asbestos. The project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as industrial uses, a gas station or vehicle repair shop. However, past agricultural uses on the project site may result in the presence of hazardous residue from

pesticides. Mitigation would be required to reduce the significance of hazard to the public or the environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. The closest airport is McClellan-Palomar Airport located approximately eight miles southwest of the project site. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The proposed project is not within one mile of a private airstrip. The closest private airstrip is located at Lake Wohlford Resort approximately 15 miles southeast of the project site. As a result, the project would not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Potentially Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency

Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project's potential interference with this plan will be discussed within the context of the EIR.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan would not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the

Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards would occur during the Tentative Map, Tentative Parcel Map, or building permit process. The project may, however, expose people or structures to a significant risk of loss, injury or death involving wildland fires. A project Fire Protection Plan and the provision of fuel modification zones would be required. Additional mitigation measures would be required to reduce hazardous impacts associated with wildland fires.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project would include a stormwater runoff system that would include bioretention areas and stormwater storage. It is not currently anticipated that water would be allowed to stand for a period of 72 hours (3 days) or more. However, analysis of the potential impact of the project with respect to increasing exposure of the surrounding area to vectors will be addressed in the EIR and in technical studies that will be prepared for the project including a Hydrology and Hydraulics Study, a Stormwater Management Plan, and a Vector Management Plan.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site. The project would incorporate erosion- and sediment-control design considerations, including construction and post-construction best management practices (BMPs) pursuant to the County of San Diego's Storm Watershed Protection Ordinance, and other measures required as part of the County Grading Permit. The project may require a National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Storm Water Associated with Construction Activities as the project would grade more than one acre in area. The project proposes and would be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. These measures would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. [R9-2007-0001](#)), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water

Mitigation Plan (SUSMP). Compliance with these regulations relating to waste discharge will be analyzed within the context of the EIR and supporting technical documents.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Under Section 303(d) of the Clean Water Act (CWA), the State Water Resources Control Board (SWRQCB) is required to develop a list of water quality limited segments for jurisdictional waters of the United States. The waters on the list do not meet water quality standards; therefore, the Regional Water Quality Control Board (RWQCB) was required to establish priority rankings, called total maximum daily loads (TMDL), and develop action plans to improve water quality. The impaired water body nearest to the project is the San Luis Rey River, located approximately 5 miles to the north. Runoff from the project area flows to the San Luis Rey River via the South Fork Gopher Canyon Creek. According to the 2010 CWA Section 303(d) List of Water Quality Limited Segments for the San Diego region, the San Luis Rey River is impaired for chloride, total dissolved solids, Enterococcus Bacteria, Fecal Coliform, Nitrogen, Toxicity, and Phosphorus. Further degradation of impaired water bodies would be considered a significant impact. To ensure that water quality impacts are less than significant, runoff from the project site that flows to the San Luis Rey River would require BMPs or other design measures.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Moosa Hydrologic, Bonsall Hydrologic, and Twin Oaks Hydrologic subareas. The project is located in two separate watersheds: the San Luis Rey and Carlsbad watersheds. These hydrologic units have the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water:

San Luis Rey: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

Carlsbad: municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; aquaculture; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project may generate pollutants in stormwater runoff from onsite operations including, for example, construction activities, parking lots, streets, roof tops, and trash receptacles. The EIR and Storm Water Management Plan will analyze potential impacts from the project's stormwater runoff to beneficial uses and water quality objectives and ensure that all necessary BMPs for reducing pollutants in stormwater runoff to the maximum extent practicable and for compliance with the County's Watershed Protection Ordinance are described and required for project implementation. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would obtain its water supply from the Vallecitos Water District that obtains water from surface reservoirs or other imported water source; however, there is the potential that the project may utilize groundwater resources. Impacts to groundwater resources on and around the site would be analyzed and discussed within the EIR.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project site consists of natural hills and valleys encompassing a total of 1,985 acres that currently drain via the San Luis Rey and Carlsbad watersheds. The project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. The project proposes extended detention basins designed to reduce internal increases in flows to pre-development conditions prior to flows leaving the site. Due to the undeveloped nature of the project site, no existing stormwater drainage systems are located on site. Therefore, the proposed project would not alter the existing drainage pattern in a manner that would result in substantial erosion or siltation on site or off site or that would substantially increase the rate or manner of surface runoff. Analysis of the potential impact of the project on the drainage patterns of the site and surrounding area related to erosion and siltation will be addressed in the project EIR and in technical studies that will be prepared for the project including a Hydrology and Hydraulics Study, and Stormwater Management Plan.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project site is located within the Merriam Mountains southeast of the San Marcos Mountains. Natural topography of the site is comprised of hills and valleys dominated by significant rock outcroppings with moderate to steeply sloping terrain. Elevation ranges from approximately 660 feet AMSL near the northwestern limits at Twin Oaks Valley Road to approximately 1,750 feet AMSL in the west central portion of the project site. The project site is not located within a 100- or 500-year floodplain. The project site is not located within a floodway or mapped 100-year floodplain.

The project would include off-site improvements to Deer Springs Road between the I-15 interchange to Twin Oaks Valley Road. A portion of the Deer Springs widening between the Twin Oaks Valley Road/Deer Springs Road intersection would be located within the Federal

Emergency Management Agency (FEMA) 100-year floodplain. The project would also include off-site improvements at the intersection of Deer Springs Road and Sarver Lane that would be located within the FEMA 100-year floodplain and a County-designated floodplain (FEMA 2015; SanGIS 2015). Mitigation would be required to ensure that flows would be conveyed beneath these roadways consistent with the natural drainage patterns and within acceptable limits of FEMA standards and the project would not substantially impede or redirect flood flows.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. The project proposes extended detention basins designed to reduce internal increases in flows to pre-development conditions prior to flows leaving the site. Due to the undeveloped nature of the project site, no existing stormwater drainage systems are located on site. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The EIR and Storm Water Management Plan will analyze potential impacts of the project on the drainage patterns of the site and surrounding area related to capacity of the stormwater drainage systems. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project may generate pollutants in stormwater runoff from onsite operations including, for example, construction activities, parking lots, streets, roof tops, and trash receptacles. The EIR and Storm Water Management Plan will analyze potential impacts from the project's stormwater runoff to beneficial uses and water quality objectives and ensure that all necessary BMPs for reducing pollutants in stormwater runoff to the maximum extent practicable and for compliance with the County's Watershed Protection Ordinance are described and required for project implementation. Refer to IX Hydrology and Water Quality Questions a), b), and c), for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would include off-site improvements to Deer Springs Road between the I-15 interchange to Twin Oaks Valley Road and at the intersection of Deer Springs Road and Sarver Lane that would be located within the FEMA 100-year floodplain and a County-designated floodplain (FEMA 2015; SanGIS 2015). However, the project is not proposing to place structures with a potential for human occupation within these areas. Additionally, mitigation measures would be implemented to avoid placement of access roads or other off-site improvements that would limit access during flood events or affect downstream properties. See IX Hydrology and Water Quality Question f) for further information.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project is not proposing to place structures that would impede or redirect flood flows within a 100-year flood hazard area. Additionally, mitigation measures would be implemented to avoid placement of access roads or other off-site improvements which may impede or redirect flood flows. See IX Hydrology and Water Quality Question f) and i) for further information.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would include off-site improvements to Deer Springs Road between the I-15 interchange to Twin Oaks Valley Road and at the intersection of Deer Springs Road and Sarver Lane that would be located within the FEMA 100-year floodplain and a County-designated floodplain (FEMA 2015; SanGIS 2015). However, the project is not proposing to place structures with a potential for human occupation within these areas. Additionally, mitigation measures would be implemented to avoid placement of access roads or other off-site improvements that would limit access during flood events or affect downstream properties. See IX Hydrology and Water Quality Question f), i), and j) for further information.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project would not expose people to a significant risk of loss, injury or death involving flooding.

- m) Inundation by seiche, tsunami, or mudflow?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

- i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

- ii. TSUNAMI

No Impact: The project site is not located near the coast; therefore, in the event of a tsunami, would not be inundated.

- iii. MUDFLOW

Potentially Significant Impact: Mudflow is a type of landslide. A Geotechnical Report and Hydrology Report will be prepared in order to determine if the area shows evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity or exposed soils. The analysis will be incorporated into the EIR.

X. LAND USE AND PLANNING -- Would the project:

- a) Physically divide an established community?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: Surrounding land uses to the north, west, and south of the project site include large-lot, single-family development and avocado groves. Lawrence Welk Village and the community of Hidden Meadows lie to the east of I-15. A mobile home park, the Golden Door Spa and Resort, and estate development lie south of the site along the

city/county border of San Marcos. Large-lot, single-family development and agricultural groves abut the site to the north, west, and south, and there is a large sand and gravel mining operation in Gopher Canyon. Existing land uses immediately adjacent to the site include a mixture of single-family estate uses, avocado groves, a mobile home park, a gas station, a mining operation, and a spa. Land uses within 1 mile of the site include planned communities such as Hidden Meadows and planned communities and urban areas within the City of San Marcos to the south.

The project would not physically divide an established community because it is adjacent to I-15, a large transportation corridor, and is located at the edge of the existing surrounding community. The project would introduce a new planned community with new infrastructure such as roadways, water supply systems, and utilities to the area. However, the proposed project would be separated from existing land uses to the west and north by planned on-site open space and existing topography and from existing land uses to the east by I-15. The project would be self-contained and oriented to I-15 and to urbanization in the City of San Marcos to the south. Therefore, the project would not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes a General Plan Amendment and Rezone. The General Plan Amendment would change the existing Rural Regional Category to Semi-Rural and adjust the boundaries of the existing Village Regional Category. The existing Rural Lands (RL-20), Office Professional (C-2), and General Commercial (C-1) are proposed to be changed to Open Space-Conservation (OS-C), Semi-Rural 1 (SR-1) and Village Core Mixed Use (C-5). The existing Semi-Rural 10 (SR-10) would remain over the portion of the site that is located along Sarver Lane. The existing zoning on the project site is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92). The proposed zoning would include General Commercial/Residential (C34), Single Family Residential (RS), Limited Agricultural (A70), and Open Space Use Regulations (S80). The project site contains portions along I-15 that are subject to the "B" Special Area Regulation for Community Design Review Area Regulations pursuant to the I-15 Scenic Preservation Guidelines. The project site is also subject to an existing "D" Special Area Regulation for Design Review. The project's conformance with the General Plan, North County Metropolitan Subregional Plan, Bonsall Community Plan, I-15 Corridor Subregional Plan, and County of San Diego Zoning Ordinance will be analyzed in the EIR.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site or land within the vicinity of a site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” (MRZ-2) and as an area of “Potential Mineral Resource Significance” (MRZ-3). MRZ-2 are considered areas where adequate information indicates significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. Approximately 600 acres of the project site are classified as MRZ-2, of which approximately 100 acres have been designated by the State Mining and Geology Board (SMGB) as a Regionally Significant Construction Aggregate Resources Area. The remainder of the site is classified as MRZ-3, which are considered areas containing mineral deposits whose significance cannot be evaluated from available data. Due to the mountainous terrain of the project site, as opposed to an alluvial river valley, these resource designations result from the presence of crystalline and metavolcanic rocks, that when crushed to appropriate sizes could be considered as aggregate suitable for construction material. Implementation of the project would result in the loss of availability of a mineral resource.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is located in an area that has MRZ-2 designated lands. The placement of the proposed use on the project site would result in a loss of mineral resources because the feasibility of future mining at the site would be prohibited. Therefore, the project would result in a potentially significant impact to the accessibility of mineral resources.

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is comprised of approximately 1,985 acres and would include the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would generate noise from construction activities including blasting, and ongoing operations including vehicular and truck traffic (approximately 27,764 ADTs), loading dock areas, and HVAC equipment noise, which could exceed allowable limits of the County of San Diego General Plan, Noise Ordinance and other applicable standards. A Noise Analysis Report must be completed and included in the EIR to address all potential impacts and recommend appropriate mitigation measures.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would include the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would require blasting during the construction phase of the project that may result in excessive ground borne vibration or ground borne noise levels. To conduct blasting, a blasting permit must be obtained from the County of San Diego prior to blasting. Exposure to persons to or generation of excessive ground borne vibration or ground borne noise levels will be addressed in the noise analysis and the results summarized within the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would include the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site. The project would generate noise from construction activities including blasting, and ongoing operations including vehicular and truck traffic (approximately 27,764 ADTs), loading dock areas, and HVAC equipment noise, which could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. A noise analysis must be completed and included in the EIR to address potential impacts and recommend appropriate mitigation measures.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project would include the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site. The project would generate noise from construction activities including blasting, and ongoing operations including vehicular and truck traffic (approximately 27,764 ADTs), loading dock areas, and HVAC equipment noise, which could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. A noise analysis must be completed and included in the EIR to address potential impacts and recommend appropriate mitigation measures.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The proposed project is not located within an ALUCP for airports or within two miles of a public airport or public use airport. The closest airport is McClellan-Palomar Airport located approximately eight miles southwest of the project site. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip. The closest private airstrip is located at Lake Wohlford Resort approximately 15 miles southeast of the project site. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project proposes a General Plan Amendment and Rezone that would allow greater intensity of development beyond current planned land uses. The project proposes 2,135 new dwelling units, 81,000 square feet of general commercial uses, and a six-acre charter school site that may result in substantial population growth in the area. The project site is located within the Vallecitos Water District for water and sewer service. The majority of the project would require annexation into a sewer improvement district prior to sewer service being available. However, this is an internal process for VWD and does not require LAFCO approval. The project would require new water and sewer infrastructure to ensure facilities are adequate for the new development. The project's growth inducing nature will be analyzed in the EIR.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: The project site is primarily undeveloped. Portions of the site contain existing single family residential structures that would be removed; however, the quantity of existing housing to be removed is not substantial and would therefore not necessitate the construction of replacement housing elsewhere. The addition of 2,135 dwelling units would yield a net gain of available housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: The project site is primarily undeveloped. Portions of the site contain existing single family residential structures that would be removed; however, the quantity of existing housing to be removed is not substantial and would therefore not necessitate the construction of replacement housing elsewhere. The addition of 2,135 dwelling units would yield a net gain of available housing.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Deer Springs Fire Protection District would provide fire service for the project. The proposed project would create demand for fire services in the project area due to the introduction of 2,135 new dwelling units and general commercial uses. The project will prepare a Fire Protection Plan and analyze the impacts on fire services in the EIR.

Police services would be provided by the San Diego County Sheriff's Department. The proposed project would impact the San Diego County Sheriff's ability to maintain acceptable response times and service ratios due to an increase in the number of calls for service, longer response times, increased number of crime reports, additional follow-up investigations, and preparation of cases for prosecution and resolving complaints from residents and visitors. Project design features would be required to ensure that an adequate level of public safety would be maintained and mitigation measures may be required to reduce impacts to less than significant. Impacts on police services will be analyzed in the EIR.

The project is within the service boundaries of three public school districts: San Marcos Unified School District, Escondido Union School District and Escondido Union High School District. In addition, the project has reserved a six-acre site for a K-8 charter school. Implementation of the proposed project would generate new students within the three school districts. The project would be required to pay state-mandated school facilities fees to each school district to contribute a fair-share amount to help maintain adequate school facilities and levels of service.

The project would develop approximately 37 acres of parks that would provide recreational opportunities to the residents of the project and, therefore, would not increase the use of existing neighborhood or regional parks.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project would develop approximately 37 acres of parks that would provide recreational opportunities to the residents of the project and, therefore, would not increase the use of existing neighborhood or regional parks. To avoid substantial physical deterioration of local recreation facilities the project would dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The project would be required to meet the requirements set forth by the PLDO for adequate parkland dedication in order to reduce impacts, including cumulative impacts to local recreational facilities.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project would not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project would develop approximately 37 acres of parks that would provide recreational opportunities to the residents of the project and San Diego County. The construction of project recreational facilities and their physical effect on the environment will be analyzed in the EIR.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Potentially Significant Impact: The proposed project would result in an additional 27,764 ADT and would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane. The project includes off-site improvements including two options for improving Deer Springs Road, improvements to the Sarver Land intersection at Deer Springs Road, and alternatives for improving the I-15/Deer Springs Road interchange. Analysis of the potential impact of the project with respect to conformance with applicable plans, ordinances, and policies related to the transportation system will be addressed in the project EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Potentially Significant Impact: The proposed project would result in an additional 27,764 ADT and would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane. The project includes off-site improvements including two options for improving Deer Springs Road, improvements to the Sarver Land intersection at Deer Springs Road, and alternatives for improving the I-15/Deer Springs Road interchange. Analysis of the potential impact of the project with respect to conflicts with the RTP and CMP will be addressed in the project EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project would not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The proposed project would result in an additional 27,764 ADT and would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane. The project includes off-site improvements including two options for improving Deer Springs Road, improvements to the Sarver Land intersection at Deer Springs Road, and alternatives for improving the I-15/Deer Springs Road interchange. Analysis of the potential impact of the project with respect to increasing hazards due to design features will be addressed in the project EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

- e) Result in inadequate emergency access?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: A Fire Protection Plan would be prepared for the proposed project. The Deer Springs Fire Protection District (DSFPD), which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, would require project-specific measures based on the site, its intended use, and its fire environment. The Fire Protection Plan and EIR will identify mitigation measures that would reduce the potentially significant impacts resulting

from a lack of an alternative means of access to a level less than significant. These mitigation measures would be made conditions of project approval.

f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project would result in an additional 27,764 ADT and would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane. The project includes off-site improvements including two options for improving Deer Springs Road, improvements to the Sarver Lane intersection at Deer Springs Road, and alternatives for improving the I-15/Deer Springs Road interchange. Analysis of the potential impact of the project with respect to conformance with applicable policies, plans, or programs regarding public transit, bicycle or pedestrian facilities will be addressed in the EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the RWQCB. A project facility availability form will be required from the Vallecitos Water District that indicates the district would serve the project. The project would result in increased demand for sewer treatment. A number of off-site sewer improvements would be required to accommodate additional flows from the project. Because the project would be discharging wastewater to a RWQCB permitted community sewer system and would be required to implement mitigation measures for on-site and off-site improvements, the project would be consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project would include new and expanded water and wastewater treatment facilities. The project would require the relocation of some existing water mains, the construction of new water mains, and the construction of two new water reservoirs to serve the project. Likewise, the project would require off-site sewer facilities to serve the project and a number of on-site improvements. The project would not require LAFCO approval. Service availability forms will be required from the VWD assuring adequate facilities would be constructed. Environmental effects of construction of new and expanded water and wastewater treatment facilities will be analyzed in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/>	Potentially Significant Impact	<input type="checkbox"/>	Less than Significant Impact
<input type="checkbox"/>	Less Than Significant With Mitigation Incorporated	<input type="checkbox"/>	No Impact

Potentially Significant Impact: The project would include new or expanded storm water drainage facilities that would include bioretention areas and stormwater storage. Environmental effects of construction of new storm water drainage facilities or expansion of existing facilities will be analyzed in the EIR and in technical studies that will be prepared for the project including a Hydrology and Hydraulics Study, and Stormwater Management Plan.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input checked="" type="checkbox"/>	Potentially Significant Impact	<input type="checkbox"/>	Less than Significant Impact
<input type="checkbox"/>	Less Than Significant With Mitigation Incorporated	<input type="checkbox"/>	No Impact

Potentially Significant Impact: The project requires water service from the VWD that would require the relocation of some existing water mains, the construction of new water mains, and the construction of two new water reservoirs to serve the project. The EIR will analyze the project water supply availability.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input checked="" type="checkbox"/>	Potentially Significant Impact	<input type="checkbox"/>	Less than Significant Impact
<input type="checkbox"/>	Less Than Significant With Mitigation Incorporated	<input type="checkbox"/>	No Impact

Potentially Significant Impact: The project requires wastewater service from the VWD. The project would result in increased demand for sewer treatment that would require the construction of on-site and off-site facilities. The EIR will analyze the wastewater treatment capacity to serve the project in addition to the VWD's existing commitments.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. As a result of this evaluation, the project was determined to have potential significant effects related to wildlife movement, wildlife corridors, impacts to the draft North County Multiple Species Conservation Program subregional plan, and historical and cultural resources. While project design features or mitigation would be proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The potential for adverse cumulative effects will be considered in the EIR and relevant technical studies. In addition to project specific impacts, the EIR will consider the projects potential for incremental effects that are cumulatively considerable. While design features or mitigation would be proposed in some instances that reduce cumulative effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Air Quality, Hazards and Hazardous Materials, Noise, Population and Housing, and Transportation and Traffic. While mitigation would be proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level

below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996). (<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/ile-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997. (www.intl-light.com)

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003. (www.lrc.rpi.edu)

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. (www.blm.gov)

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994. (www.consrv.ca.gov)

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

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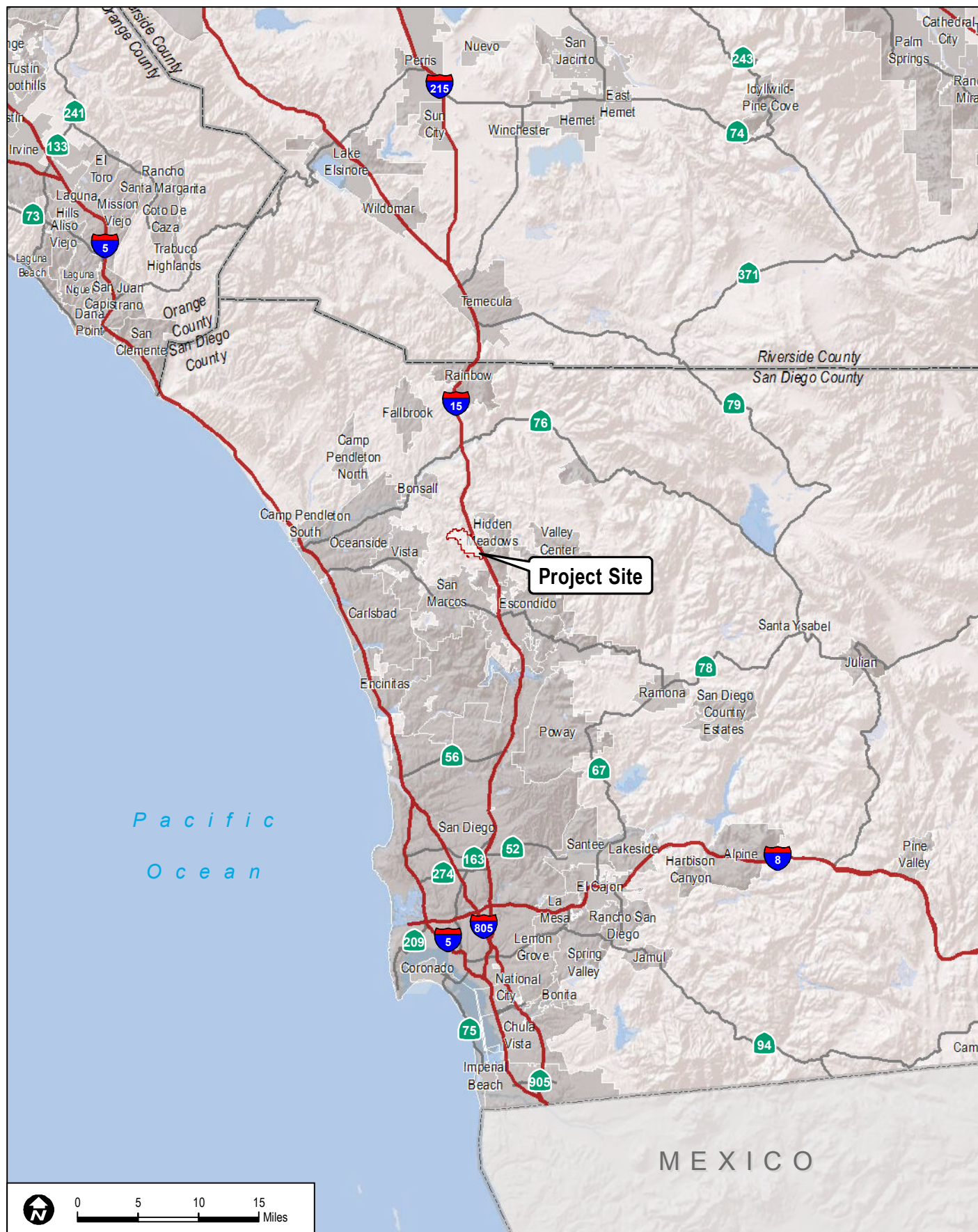


FIGURE 1
Regional Location Map

Initial Study for the Newland Sierra Project

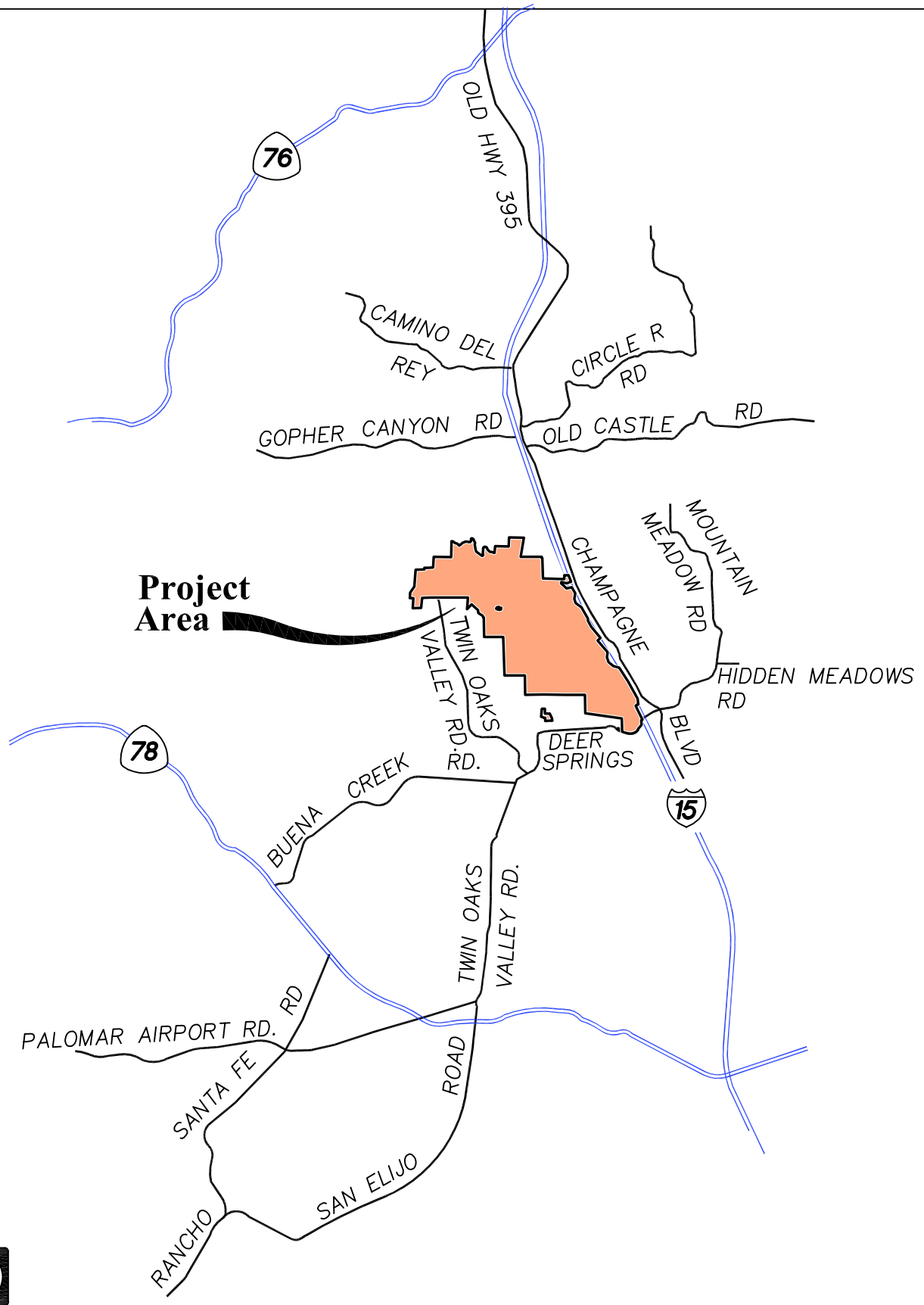
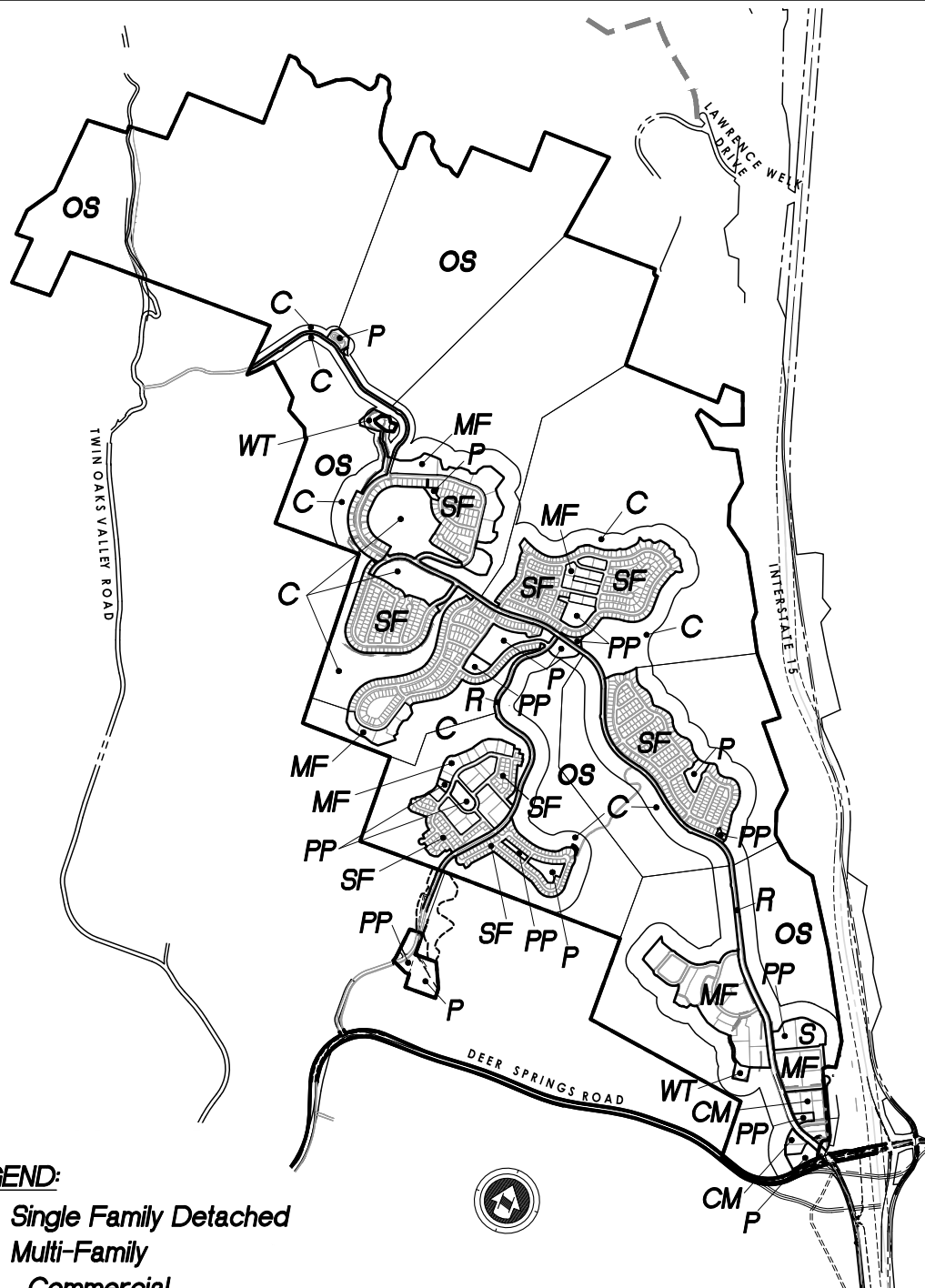


FIGURE 2
Vicinity Map



LEGEND:

- SF Single Family Detached
- MF Multi-Family
- CM Commercial
- S K-8 School Site
- P Public Park
- PP Private Park
- OS Biological Open Space
- C Common Area
- B Water Quality/Detention Basin
- WT Water Reservoir Tank
- R Road

PROJECT AREA:
1,985 Acres

FIGURE 3
Specific Plan Land Use Map

Initial Study for the Newland Sierra Project